

**TRANSFER
TAX
PAID**

Doc # 2004023343
Book 8057 Page 0016

56-40

**WARRANTY DEED
Statutory Short Form**

We, **HOWARD L. PRUZANSKY** and **STEPHANIE PRUZANSKY** of 56 Johnson Heights, Waterville, ME 04901, for consideration paid, grant and convey to **LILIANA BOTCHEVA-ANDONOVA** and **TIHOMIR ANDONOV** of 5620 Netherland Avenue, Apt. 4A, Bronx, NY 10471, as joint tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land, together with the buildings and improvements located thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Starting at the intersection of the southerly line of Johnson Heights with the easterly line of Ruppert Street; thence to the east along the southerly line of Johnson Heights a distance of one hundred five (105) feet; thence at right angles to the south a distance of one hundred (100) feet; thence at right angles to the south-southeast corner of Ruppert Street west a distance of one hundred five (105) feet; thence to the north at right angles a distance of one hundred (100) feet to the point of beginning.

The above described lot of land comprises Lot 56 and the westerly one-half (1/2) of the adjacent Lot 54 as shown on a plan entitled "Johnson Heights Extension", dated April 10, 1947, and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 50; said westerly one-half (1/2) of Lot 54 is the same as results by bisecting said Lot 54 on a line drawn in a generally north and south direction.

This conveyance is subject to the following restrictions which are to run with the land, to wit:

No building other than a private dwelling house for not over two-family occupancy together with private garage for use by occupants of house shall be erected upon each of said lots. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, windows, are to be allowed on said reserved space. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than Ten Thousand and 00/100 (\$10,000.00) Dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Being the same premises conveyed to Howard L. Pruzansky and Stephanie Pruzansky by Deed from Jackie L. Crouch and Mary Beth Crouch dated March 3, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3120, Page 168.

WITNESS my hand and seal this 30 day of July, 2004.

Signed, Sealed and Delivered
in the presence of:

[Signature]

[Signature]
Howard L. Pruzansky

[Signature]
Stephanie Pruzansky

© BWT

56-40


STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 30, 2004

Then personally appeared the above named **HOWARD L. PRUZANSKY** and
acknowledged the foregoing instrument to be his free act and deed.

Before me,





Notary Public
Print
Name: _____

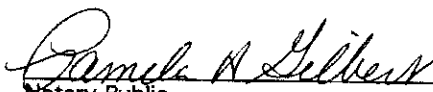
DAVID R. WHITTIER
My Commission Expires
August 30, 2007

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: July 29, 2004

Then personally appeared the above named **STEPHANIE PRUZANSKY** and
acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public
Print
Name: PAMELA A. GILBERT



NOTARY PUBLIC-MAINE
MY COMMISSION EXPIRES OCTOBER 19, 2010

Received Kennebec SS.
08/02/2004 10:03AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS